

FOR IMMEDIATE RELEASE

**Contact**

Caroline Lannen  
KTR Capital Partners  
(484)530-1841  
information@ktrcapital.com

**KTR CAPITAL PARTNERS ANNOUNCES  
\$180 MILLION IN CONSTRUCTION LOANS FOR INDUSTRIAL DEVELOPMENTS**

**New York, NY- February 13, 2006** - KTR Capital Partners ("KTR") announced that its affiliates have closed approximately \$140 million in construction loans, and have commitments for another \$40 million. These variable-rate loans have been obtained from several major banking institutions to finance development of build-to-suit and speculative industrial projects throughout the United States.

Commenting on the announcement, J. Peter Lloyd, KTR Capital Partners' Chief Financial Officer, stated "We've been able to secure financing on development projects that provide the necessary flexibility and favorable economics which will enhance the overall success of our development. The relationships with lenders that we have established over the last year will enable us to deliver high quality product with superior returns."

These loans helped finance KTR development projects at the Riverside Industrial Center (Phoenix, AZ), the O'Hare East Business Center (Chicago, IL), the KTR Interstate Commerce Center (Washington Township, NJ) and Seneca North (Pembroke Park, FL). These multi-phased industrial parks will offer state of the art bulk-distribution facilities with features such as, clear heights ranging from 30-36', ESFR sprinkler systems, a high ratio of dock doors and excess trailer parking.

**KTR CAPITAL PARTNERS**

KTR Capital Partners is a private equity firm based in New York City that was established in November of 2004 to continue the highly successful real estate investment activities of Keystone Property Trust (formerly NYSE:KTR). Since December 1997, the KTR team has completed nearly \$2 billion of acquisitions and development. KTR is a recognized industry leader that has attracted investment capital from leading institutional investors for its first fund - Keystone Industrial Fund, L. P. - a \$500 million fund focused on value-add investments in the industrial real estate sector. The firm has offices in Suburban Philadelphia, Deerfield Beach, FL and Chicago. For further information please visit [www.ktrcapital.com](http://www.ktrcapital.com).